

Terms and Conditions for the rental of Talisker Forest Lodge

- 1. Reservation Deposit** - A reservation for up to a two-week duration will only be confirmed upon receipt of payment by cheque or bank transfer of £150. In the event of the reservation being made within 2 months of the arrival date, full payment will be required along with the damage deposit mentioned in note 2. Please note that oil used for central heating and hot water will be deducted from the deposit at the exact rate as the most recent oil purchase.
- 2. Payment of rental** - The full rental cost falls due for payment 2 months prior to the arrival date. All payments should be made by cheque made payable to **Talisker Forest Lodge** or by bank transfer by arrangement.
- 3. Cancellations** - Should you have to cancel your reservation, either the deposit or the full rental, depending on the timing of the cancellation is not refundable. It is advisable to take out holiday insurance at the time of booking as you may be liable to the full cost of the holiday in the event of cancellation after full payment has been made.
- 4. Holiday Insurance** - In addition to Cancellation and Curtailment Insurance clients are strongly recommended to take out holiday insurance to cover loss or damage to personal effects. The owner of Talisker Forest Lodge cannot be held liable to any loss or damage to clients' property.
- 5. VAT** - VAT is included and charged on all rentals at the rate current at the time of payment.
- 6. Period of Let** - This is normally on a weekly basis from Saturday. Rentals begin at 3.00pm on the day of arrival and end at 11.00am on the day of departure. Weekend reservations may be available during the Spring and Autumn months.
- 7. Damages** - Guests' cooperation is sought in the reporting of any damages in order to quickly make the necessary repairs/replacements. Guests are asked to respect the private ownership of the property and will be liable for any excess charges from the cleaning contractors.
- 8. Restrictions on Rentals** - The owner reserves the right to refuse or terminate a rental for improper use or unacceptable behaviour.
- 9. Dissatisfaction** - Should a client be satisfied for whatever reason with the property they must notify the owner within 2 hours of arrival. The client must also notify the owner **immediately** of any damage or defect detected during their stay. Failure to do so may result in the client being liable for any damages or defects. The owner may inspect the property at any time during the rental period.
- 10. Pets** - Family pets are welcome but they must sleep in their own beds and not those provide by the property. Pets are not allowed on the furniture, must not be left unattended and must not foul the area around the property. Any fouling must be cleaned up by the pets' owner.
- 11. Bed Linen & Towels and weekly cleaning** - Bed linen and towels will be provided for maximum occupancy and these will be changed weekly on Saturdays along with a light house-clean for rentals of two or more weeks.
- 12. Cot** - This will be provided free of charge but **must** be requested at the time of booking. Bed linen is **not** provided for the cots.
- 13. Communications** - There is no land line available but mobile signals are obtainable around the property and Wi Fi is installed
- 14. Adverse Travel Conditions** - In the event of road closure due to adverse weather conditions or any form of third party industrial action the owner cannot be held responsible for non-arrival of guests and no refunds can be given.
- 15. Utilities** - The owner cannot be held responsible for the failure of any services such as electricity, water supply, waste water services or TV signal and no refunds can be given in any of these events.
- 16. Smoking** - No smoking is permitted throughout the property.
- 17. Candles** - Due to the high fire risk candles are **not** permitted in the property.
- 18. Parking** - Space is available for a maximum of three cars immediately outside the house. Please respect the safety and privacy of the neighbour by driving past slowly when approaching and leaving the property and parking only in the area immediately outside.
- 19. Liability and Responsibility** - The owner cannot be held responsible or accept liability for loss, damage or injury sustained while on the premises.
- 21. Exclusion of The Rent Act** - The contract effected on confirmation of reservation relates to a holiday let only and is therefore not an assured tenancy in terms of Housing (Scotland) Act 1988. This confers on the client the right to occupy the property for the period agreed for holiday purposes only, in terms of schedule 4 Section of the aforementioned act.

Payment of the £150 deposit will be deemed as acceptance of the above Terms & Conditions